

**MINUTES
CITY OF CANANDAIGUA
PLANNING COMMISSION
March 12, 2019**

PRESENT: Chairman Torsten Rhode Commissioner Anne Beyer
 Vice Chairman Stanley Taylor Commissioner Adrienne Kantz
 Commissioner Jeff Ayers Commissioner Guy Turchetti

ABSENT: Commissioner Lindsay Pennise

ALSO PRESENT: Richard E. Brown, Director of Development & Planning

CALL TO ORDER

Chairman Rhode called to order the Regular Meeting of the City Planning Commission at 7:00 P.M.

APPROVAL OF MINUTES:

Chairman Rhode asked if anyone had any additions or corrections to the February 12, 2019 Meeting Minutes. Commissioner Taylor moved to approve the minutes as corrected. Commissioner Ayers seconded the motion, which carried by unanimous voice vote (6-0).

REVIEW OF APPLICATIONS

ITEM 1 Application #18-349A: 259 North Main Street, GAYLE HENRY, Historic Alteration, to construct a detached, one-car garage.

Brian Young, son-in law of the homeowner, represented the application. He said that his mother would like to remove existing garage and build a one car garage at the back of the property.

Chairman Rhode reminded the commission that this is a continuation of an application that was before the board in December, wherein the applicant received approval to demolish the existing, attached garage with the condition that they return for approval of the new, detached garage if it would be visible from the street.

Commissioner Taylor confirmed that the proposed garage would look similar to the photo submitted, except the proposed garage is a one-car garage, not two-door as the one in the photo.

Chairman Rhode said the garage would have limited visibility from the street. Mr. Brown noted that the garage would be located nearly 150 feet back from the sidewalk.

Commissioner Ayers said it is hard to know how much will be visible until the current garage is removed.

Chairman Rhode asked if there were any comments or questions from the commission. Hearing none, he called for a motion.

Commissioner Beyer moved that the Planning Commission Approve the application as submitted and presented. Commissioner Kantz seconded the motion, which carried with a unanimous voice vote (6-0).

Commissioner Ayers	Voting	YES
Commissioner Beyer	Voting	YES
Commissioner Kantz	Voting	YES
Commissioner Pennise	Absent	
Commissioner Taylor	Voting	YES
Commissioner Turchetti	Voting	YES
Chairman Rhode	Voting	YES

ITEM 2 **Application #19-033: 659 South Main Street, COMMUNITY BANK, Architectural Review, to replace two existing wall signs and add a third sign to the west façade.**

Tony Paratore, Facilities Supervisor from Community Bank, represented the application. He said that two signs will be replaced. These are currently signs unlit, flat wall signs, lit from the soffit above. They propose to replace these with internally-illuminated cabinet signs. The size, location, and design are the same. They would also add a third sign to the west side of the building, facing South Main Street.

Commissioner Taylor confirmed that all three signs will be cabinet signs.

Chairman Rhode asked what nearby properties had internally-illuminated signs. It was stated that Nolan's had such a sign, as did all of the Old Wegmans Plaza. Mr. Brown pointed out that the bank is in the C-L "Commercial Lakefront" zone district, where the plaza is in the C-3 "Heavy Commercial" district.

Chairman Rhode asked that it be noted for the record, that while the property is in the C-L zone district, where internally illuminated sign may not be appropriate, this property is adjacent to the C-3 district, where such signs are common.

Chairman Rhode asked if there were any comments or questions from the commission. Hearing none, he called for a motion.

Commissioner Taylor moved that the Planning Commission Approve the application as submitted and presented. Commissioner Turchetti seconded the motion, which carried with a unanimous voice vote (6-0).

Commissioner Ayers	Voting	YES
Commissioner Beyer	Voting	YES
Commissioner Kantz	Voting	YES
Commissioner Pennise	Absent	
Commissioner Taylor	Voting	YES
Commissioner Turchetti	Voting	YES
Chairman Rhode	Voting	YES

ITEM 3 **Application #19-034: 84 South Main Street, BAD DOG BOUTIQUE, Historic Alteration, to replace awning sign over the rear entrance.**

Michael Bradley, from Ontario ARC, represented the application. He said they would like to replace the fabric on the awning and add signage identifying the rear entrance of the business.

Commissioner Taylor noted that the frame is not present. Mr. Bradley said they took the frame down, but did not want to replace the frame, only the fabric.

Commissioner Taylor asked if this type of awning was discouraged. Chairman Rhode said they discouraged “waterfall” awnings. Commissioner Ayers questioned whether this was indeed a “waterfall” awning.

Commissioner Taylor noted that the “ghosting” from the previous sign is still clearly visible. He asked if they would be repainting this signboard. Mr. Bradley said they would be repainting as soon as the weather allowed.

Chairman Rhode asked if there were any comments or questions from the commission. Hearing none, he called for a motion.

Commissioner Ayers moved that the Planning Commission Approve the application as submitted and presented. Commissioner Beyer seconded the motion, which carried with a unanimous voice vote (6-0).

Commissioner Ayers	Voting	YES
Commissioner Beyer	Voting	YES
Commissioner Kantz	Voting	YES
Commissioner Pennise	Absent	
Commissioner Taylor	Voting	YES
Commissioner Turchetti	Voting	YES
Chairman Rhode	Voting	YES

ITEM 4 **Application #19-036: 334 North Main Street, CRANE REALTY, Historic Alteration, to install a 32 SF wall sign.**

Jacky Crane, the business owner, represented the application. She said her business would be filling a space formerly occupied by a rental agency. At that time there was a sign over the awning. When the space was then taken over by Realty USA, the lettering was removed but sign “blank” still remains. She would like to place her sign at this location. Her sign would have a blue background instead of the current red. Ms. Crane said she would like to operate the current light fixtures—three gooseneck lights.

Chairman Rhode asked if there were any comments or questions from the commission. Hearing none, he called for a motion.

Commissioner Taylor moved that the Planning Commission Approve the application as submitted and presented. Commissioner Turchetti seconded the motion, which carried with a unanimous voice vote (6-0).

Commissioner Ayers	Voting	YES
Commissioner Beyer	Voting	YES
Commissioner Kantz	Voting	YES
Commissioner Pennise	Absent	
Commissioner Taylor	Voting	YES
Commissioner Turchetti	Voting	YES
Chairman Rhode	Voting	YES

ITEM 5 **Application #19-037: 45 Lafayette Avenue, THE PRIVATEER CUSTOM TATTOO LOUNGE, Architectural Review, to install a 36 SF wall sign and 8 SF window sign.**

Devlin Baird, the business owner, represented the application. He said he would like to add a wall sign and a window sign.

Mr. Brown confirmed that the window sign would be open lettering.

Commissioner Kantz confirmed that the window sign was less than 25% of the window.

Chairman Rhode confirmed that there would be no new lighting.

Chairman Rhode asked if there were any comments or questions from the commission. Hearing none, he called for a motion.

Commissioner Turchetti moved that the Planning Commission Approve the application as submitted and presented. Commissioner Ayers seconded the motion, which carried with a unanimous voice vote (6-0).

Commissioner Ayers	Voting	YES
Commissioner Beyer	Voting	YES
Commissioner Kantz	Voting	YES
Commissioner Pennise	Absent	
Commissioner Taylor	Voting	YES
Commissioner Turchetti	Voting	YES
Chairman Rhode	Voting	YES

ITEM 6 **Application #19-045: 61 South Main Street, JAZZERCIZE, Historic Alteration, to install windows signage on the Niagara Street entrance and display a portable sign.**

ITEM 7 **Application #19-046: 61 South Main Street, MCGRAW KARATE, Historic Alteration, to install windows signage on the Niagara Street entrance and display a portable sign.**

Denise Chaapel, Downtown Manager, represented the joint applications. With her were Karen Hall from Jazzercise and Dan McGraw from McGraw Karate. Ms. Chaapel said both businesses were accessed by entrances on Niagara Street and Main Street. Both businesses would have windows signs on each entrance. They would also share a portable A-frame sign, with one located at the Main Street entrance and one located at the Niagara Street entrance.

Mr. Brown confirmed that the portable sign would have a metal frame with corrugated plastic inserts.

Commissioner Taylor confirmed that the paper window signs would be removed.

Chairman Rhode asked if there were any comments or questions from the commission. Hearing none, he called for a motion.

Commissioner Beyer moved that the Planning Commission Approve the applications as submitted and presented, with the following clarification:

1. Window signage will be on the Niagara Street and Main Street entrances.

Commissioner Turchetti seconded the motion, which carried with a unanimous voice vote (6-0).

Commissioner Ayers	Voting	YES
Commissioner Beyer	Voting	YES
Commissioner Kantz	Voting	YES
Commissioner Pennise	Absent	
Commissioner Taylor	Voting	YES
Commissioner Turchetti	Voting	YES
Chairman Rhode	Voting	YES

ITEM 8 **Application #19-047: 136 Park Place, DENISE CHAAPEL, Historic Alteration, to reconfigure two windows and to add shutters to all windows.**

Denise Chaapel, represented the application. She said they were remodeling their kitchen and would like to restore the windows to their original configuration. They would match the size of the other windows of the house using wooden, replacement windows. They would also like to add shutters. She said they did not research material or select a final color—probably dark blue or dark green.

Commissioner Ayers asked how they would finish the infill area. Ms. Chaapel said they would match the existing siding with new material. If this was a problem, they would use siding from the back of the house.

Commissioner Taylor said he was fine with the shutters as long as they were wooden shutters and properly sized.

Chairman Rhode said that shutters could be made from a composite material that would look like wood. He just did not want to see solid vinyl shutter “blanks”.

Chairman Rhode said he was impressed with the image submitted, providing evidence that the house once had shutters.

Chairman Rhode asked if there were any comments or questions from the commission. Hearing none, he called for a motion.

Commissioner Kantz moved that the Planning Commission Approve the application as submitted and presented, with the following condition:

1. The shutters will be wood or composite material, sized appropriately for the windows, and a dark blue or dark green color.

Commissioner Turchetti seconded the motion, which carried with a unanimous voice vote (6-0).

Commissioner Ayers	Voting	YES
Commissioner Beyer	Voting	YES
Commissioner Kantz	Voting	YES
Commissioner Pennise	Absent	
Commissioner Taylor	Voting	YES
Commissioner Turchetti	Voting	YES
Chairman Rhode	Voting	YES

OTHER BUSINESS

ITEM 1 **Application #18-358: Adjacent to 130 North Pearl Street, BELL ATLANTIC MOBILE, for Architectural Review and Special Use Permit (Public Utility) to replace existing utility pole with a 45' pole with attached antenna to establish a small cell wireless facility. (Tabled on February 12, 2019)**

ITEM 2 **Application #18-359: Adjacent to 134 North Main Street, BELL ATLANTIC MOBILE, for Historic Alteration and Special Use Permit (Public Utility) to replace existing utility pole with a 45' pole with attached antenna to establish a small cell wireless facility. (Tabled on February 12, 2019)**

Chairman Rhode reminded the board of the applications from Bell Atlantic Mobile that were tabled at the last meeting. He said that the board has received a request by the applicant to have these applications remain tabled. To avoid any default approval, the applicant has asked that the review period be extended by mutual consent until the April meeting.

Commissioner Kantz moved that the Planning Commission Approve the request. Commissioner Ayers seconded the motion, which carried with a unanimous voice vote (6-0).

Commissioner Ayers	Voting	YES
Commissioner Beyer	Voting	YES
Commissioner Kantz	Voting	YES
Commissioner Pennise	Absent	
Commissioner Taylor	Voting	YES
Commissioner Turchetti	Voting	YES
Chairman Rhode	Voting	YES

MISCELLANEOUS

Commissioner Taylor reported on his attendance to the first meeting of the Comprehensive Plan Committee. Minutes from this meeting will be made available.

ADJOURNMENT:

Commissioner Ayers moved to adjourn the meeting at 8:05. Commissioner Taylor seconded the motion which carried with a unanimous voice vote (6-0).

Richard Brown
Director of Development & Planning

Torsten Rhode
Planning Commission Chairman